

ZONING AND BUILDING AGENDA

MARCH 21, 2002

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

242535 DOCKET #7131 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. A-21-04; Z01040). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Residence District, R-7 General Residence District and the C-4 General Commercial District for a Planned Unit Development (if granted under companion SU-21-10) in Section 35 of Lemont Township. Property consists of approximately 68 acres located at the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: Residential and commercial uses. **RECOMMENDATION: That application be approved.**

242536 DOCKET #7132 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. SU-21-10; Z01041). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-5 Single Family Residence District, R-7 General Residence District, and C-4 General Commercial District (if granted under companion A-21-04) for a Preliminary Planned Unit Development of 124 single family homes, 78 townhome units, and 3.4 acres of commercial use in Section 35 of Lemont Township. Property consists of approximately 68 acres located on the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: 124 Single Family Homes, 78 Townhome Units and 3.4 acres of commercial use. **RECOMMENDATION: That application be approved.**

The above applications Dockets #7131 and #7132 have received objections from the Village of Lemont and Homer Glen. Orland Park and Palos Park sent letters.

The above docket nos. #7131 and #7132 applications were deferred at the meetings of November 6, 2001, December 4, 2001, January 8, 2002, January 24, 2002 and February 21, 2002

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 250590 DOCKET #7245 - LOUIS KIESSLING, Owner, Application: Variation to reduce the lot width from required 150 feet to 143.8 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 1.25 acres, located on the northwest corner of Prescott Lane and 75th Street in Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 250591 DOCKET #7246 - MR. AND MRS. GEORGE SAN JOSE, OWNERS, Application: Variation to reduce rear yard setback from required 50 feet to 39.59 feet (existing) and increase F.A.R. from permitted 0.15 to 0.18 for an addition in the R-3 Single Family Residence District. The subject property consists of approximately 0.94 acre, located 470 feet west of Locust Road and approximately 160 feet northwesterly along private road known as Woodley Road in New Trier Township. **RECOMMENDATION: That variation application be granted.**
- 250592 DOCKET #7247 - JAMES GRAEHLING, Owner, Application: Variation to reduce right interior side yard setback from required 10 feet to 5 feet 8 inches; reduce left interior side yard setback from required 10 feet to 9 feet 9 inches; reduce rear yard setback from required 40 feet to 33 feet (existing), and reduce left interior side yard setback from required 10 feet to 0 feet (existing accessory shed) for addition to the single family residence in R-5 Single Family Residence District. The subject property consists of approximately 0.24 acre, located on west side of Highland Avenue, approximately 320 feet north of Techny Road in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 250593 DOCKET #7248 - JOSEPH MCGING, Owner, Application: Variation to reduce right interior side yard setback from required 15 feet to 10 feet for addition to the existing garage in R-4 Single Family Residence District. The subject property consists of approximately 0.47 acre. located on north side of Lincoln Lane, approximately 452 feet west of Brainard Avenue in Lyons Township. **RECOMMENDATION: That variation application be granted.**

* The next regularly scheduled meeting is presently set for Tuesday, April 9, 2002.